
**Z-2443
JAKE LIGHT
AW TO I1**

**STAFF REPORT
January 13, 2011**

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner Jake Light, with consent of owner, Jack L. Connor, and represented by R.W. Gross & Associates, Inc. is requesting rezoning from AW to I1 for 0.835 acres for a vehicle repair business to be located at the northwest corner of CR 800 S and US 52 S, Sheffield 33 (SE) and 34 (SW) 22-3. The petitioner has a subdivision request on the same agenda as this rezone; the proposal involves seeking primary approval of a 3-lot subdivision on 2.62 acres.

ZONING HISTORY AND AREA ZONING PATTERNS:

The site is currently zoned Agricultural Wooded (AW), as is all surrounding property. Prior to the adoption of the *Comprehensive Plan*, the property was originally zoned Agricultural (A) until it was rezoned to General Business (GB) under Z-1079 in 1981. With the adoption of the *Comprehensive Plan* in 1981 and the Sheffield Township rezone in 1983, the current pattern of what would ultimately become AW zoning was established for the subject property and for the immediate vicinity. Lauramie Creek and the FP zoning associated with it lie northwest of the site and a tributary of the creek runs just to the west.

AREA LAND USE PATTERNS:

The area surrounding the subject property (proposed Lot 3) is mostly agricultural and rural residential in nature. The larger 2.62 acre site (of which the 0.835 acre rezone site is a part) has three primary use buildings and a couple of garages and outbuildings. From the subdivision application, proposed Lot 1 has a house and detached garage while proposed Lot 2 has a modular home, garage and a metal shed. Proposed Lot 3 has a block building with two garage bays and a one-story storage shed. This block building was at one time a service station, and was most recently used as a body shop.

TRAFFIC AND TRANSPORTATION:

US 52 is a divided primary arterial. CR 800 S is classified as a rural secondary arterial by the *Thoroughfare Plan*. Both Lots 2 and 3 have existing driveways on CR 800 S. There are also two existing driveways on US 52: one on Lot 1 which serves both Lot 1 and Lot 3, and a second driveway on Lot 3. The future of these driveways will be determined by INDOT. From the subdivision application, an ingress-egress easement has been shown on Lot 1 so that Lot 3 can continue to use this entrance.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The County Surveyor's Office has stated, relative to the subdivision application, that no condition on drainage approval will be necessary. An on-site sewage disposal system serves the subject property, though the Health Department presently has no record on file for it. A single water well serves the entire 2.62 acre site, including the subject property.

STAFF COMMENTS:

The *Comprehensive Plan* has not changed with respect to the plan for Sheffield Township's development future. The plan continues to recommend agricultural and residential uses for the section of the Township that the subject property resides. Introducing industrial zoning in this area will undermine the objectives of the *Comprehensive Plan* and may carry with it unintended consequences as any of the permitted industrial and manufacturing uses allowed in the I1 zone could appear on this site in the future should the property be sold to another interest.

It is staff's opinion that maintaining the Agricultural Wooded (AW) zone in this area is important in maintaining the overall integrity of the wooded areas found alongside our community's floodplains. By allowing more intense zoning in these areas, particularly in a "spot-zone" fashion such as this application proposes, that integrity is jeopardized.

STAFF RECOMMENDATION:

Denial